

TOWN OF BLUFFTON BOARD OF ZONING APPEALS
Large Meeting Room, Bluffton Town Hall
Tuesday, March 15, 2016, Minutes

Present: Julie O'Donnell, Vice-Chair; Carletha Frazier; Jackson Steele, Sam Brusco; Stephen Halpern

Absent:

Staff: Kendra Lelie, Director of Growth Management; Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator

I. CALL TO ORDER

O'Donnell called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board and any personalities. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

Frazier made a motion to adopt the March 15, 2016, Board of Zoning Appeals Agenda. Brusco seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – July 21, 2015

There were some typos and the minutes were revised.

Steele made a motion to adopt the revised July 21, 2015, meeting minutes. Frazier seconded the motion. All were in favor and the motion passed.

VII. ELECTION OFFICERS

1. Chair

O'Donnell called for nominations.

O'Donnell nominated herself. Halpern seconded the nomination. The Members voted. All were in favor and O'Donnell was elected Chair.

2. Vice-Chair

O'Donnell nominated Brusco. Steele seconded the nomination. The Members voted. All were in favor and Brusco was elected Vice-Chair.

VIII. PUBLIC COMMENTS

- 1. Greg John, 18 Reston Place:** He mentioned that he owns 6 Lawrence Street, the property next to 12 Lawrence Street. He said that he is concerned about having the corner of the proposed project 3 feet from his property line, but he understands the challenges and constraints. He stated that he would like a buffer to shield and soften the impact on his property.

IX. OLD BUSINESS

There was no Old Business.

X. NEW BUSINESS

1. PUBLIC HEARING - FOR ACTION

- A. Variance Request.** A request by Tyler A. Melnick for approval of a variance from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.C., to reduce the side setback for the property's western lot line from 10 feet to 3 feet for the purpose of saving the 21" caliper Southern Magnolia along Lawrence Street. The property, which is identified by Beaufort County Tax Map Number R610 039 00A 0176 0000 at 12 Lawrence Street, is located approximately 175' east of the intersection of Wharf Street and Lawrence Street, and zoned Neighborhood General-HD (ZONE-2-16-9504).

Schumacher presented.

PUBLIC COMMENTS: The Public Comment Session was opened.

Mr. John again stated that he would like a buffer to shield and soften the impact on his property.

The Public Comment Session was closed.

There was an extensive discussion regarding a suitable buffer.

Steele made a motion to approve with the following conditions:

1. The applicant shall provide vegetative screening along the area of encroachment to ensure that the neighboring property to the west is buffered from the proposed development.
2. Town Staff will verify that the subject tree is in a healthy condition prior to the issuance of a building permit.

Frazier seconded the motion. All were in favor and the motion passed.

- B. Adoption of 2016 Board of Zoning Appeals Meeting Dates.** Moving forward, the BZA meetings are proposed to be moved from the third Tuesday of the month to the first Tuesday of the month to avoid conflict with ATAX meetings and Town Council Workshops.

There was a consensus to hold the April meeting on the third Tuesday, and starting in May the meetings would be moved to the first Tuesday of the month.

Halpern made a motion to adopt the proposed 2016 Board of Zoning Appeals meeting dates. Frazier seconded the motion. All were in favor and the motion passed.

XI. DISCUSSION

There was no further discussion.

XII. ADJOURNMENT

Halpern made a motion to adjourn. Brusco seconded the motion. All were in favor and the March 15, 2016, Board of Zoning Appeals meeting adjourned at 6:58 p.m.